

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R95805

Property Information

property address: 2919 S TEXAS AVE

legal description: MIRZA SUBD. BLOCK 1, LOT 1

owner name/address: TEXAS-VILLA MARIA RETAIL, LP

ATTN: REALM REALTY CO

900 TOWN AND COUNTRY LN

HOUSTON, TX 77024-2229

full business name: Walgreen's (partial)

land use category: comm-retail

type of business: n/a

current zoning: C2

occupancy status: n/a

lot area (square feet): 11,034

frontage along Texas Avenue (feet): 51.67

lot depth (feet): 202.56

sq. footage of building: 2,593 (?)

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 0 building height (feet): # of stories:

type of buildings (specify): 5

building/site condition:

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: brick / e/n

overall condition (specify): excellent

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 27

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8x15

sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: excellent

end islands or bay dividers: ☒ yes ☐ no

landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

parcels R95805, R162920, R33450 are all part of
the Walgreen's property.

